

Art Babbott
District 1

March 25, 2013

Elizabeth C. Archuleta
District 2

Matt Ryan
District 3

Mandy Metzger
District 4

Lena Fowler
District 5

Dear Brandis Way/Thames Flood Corridor Property Owner,

I am writing to let you know that, on Tuesday, March 12, the Coconino County Flood Control District approved the financial and technical assistance agreements and the special use permits required to construct on- and off-forest flood mitigation measures in the Brandis/Thames Flood Corridor. The following day the U.S. Forest Service and the Natural Resources Conservation District also approved the agreements.

This is great news for the County's flood mitigation efforts in the Schultz Flood area. After almost three years of analysis, design, engineering, and securing the necessary funding and drainage easements, the County is now ready to break ground on the first Emergency Watershed Protection project that will help to minimize the flooding threat to lives, public infrastructure, utilities and private property in your neighborhood. I want to thank the property owners that provided easements in support of the project. Your cooperation was critical to this project.

The Brandis/Thames flood mitigation project will include the creation of sediment reduction measures on the forest and the construction of channels along Brandis Way. Designed to accommodate a five year 24-hour storm event, this project will help reduce sediment from the forest and stabilize existing flow paths to provide additional safety and reduce flood impacts during storm events. Construction on the Brandis/Thames project is expected to begin during the first week of April and continue through the last week in June.

The flood mitigation plans are very similar as to what was discussed at our last Brandis/Thames corridor meeting on October, 25, 2012. If you would like to review materials from this meeting, then please visit the following page on the Schultz Flood website: <http://www.coconino.az.gov/index.aspx?nid=835>
We are in the process now of updating the Brandis-Thames Corridor web page with the approved project information.

The Brandis/Thames project also will incorporate several important improvements to public utilities in your neighborhood. Doney Park Water, Arizona Public Service, Unisource, Century Link and Suddenlink have joined forces with the County to reduce the impacts from flooding, improve service and improve the area. These improvements will include upgrades to the local water system and the undergrounding of overhead utilities that have been compromised and placed at risk by the flooding.

Another critical component of this project will be the improvement of drainage facilities at the confluence of Brandis Way and Hwy. 89. As you know, Hwy. 89 has been impacted by flooding at this location many times over the past three summers. Brandis Way area residents, with only a single entry to over 50 developed properties, has lost access many times due to flooding at this location. This flooding also has limited the access of emergency services. The County, working closely with ADOT, developed a drainage plan that will reduce these impacts.

In addition to these upgrades, we hope that one of the most important benefits derived from the Brandis/Thames flood mitigation project will be the improvement of property values in your neighborhood. Land values in the Schultz Flood area continue to be de-valued by about 40% according to the County Assessor and an independent appraiser hired by the County to evaluate land values. The appraiser and others believe the investment in flood mitigation and repair of the damaged private lands through the EWP program will improve property values.

Our goal is to complete all Brandis/Thames flood mitigation work before June 30, 2013. Because of the fast pace of this project, we want you to be aware of the following:

- **Safety:** It goes without saying that the safety of residents and work crews is of paramount concern during construction. We ask that you please exercise caution when in the construction zone and follow all traffic restrictions accordingly.
- **Cluster Box Units for Mail Delivery:** Thanks to the interest expressed by residents along the Brandis Way mail route, the County is moving forward with the installation of Cluster Box Units (CBU's) for mail delivery. Convenient, safe and secure, these pedestal-mounted units will afford neighborhood residents with 24-hour access to mail and package delivery at one centralized location near the new bus stop that is being built near the intersection of Brandis Way and US Highway 89. Because it is part of the upcoming flood mitigation construction, the CBU's for Brandis Way and adjoining streets on this mail route are being provided at no cost to residents. It is estimated that this transition will take place in early to mid-May. Notification regarding the transition will be provided by the U.S. Postal Service after the CBU's are installed.
- **Temporary Mailbox Relocation:** Before the CBU's are installed, construction of the flood mitigation measures will require an interim relocation of some existing mailboxes along Brandis Way. This relocation will move these mailboxes to an area near their current location, and will be in effect until the CBU's are ready for service.

Long-term flood mitigation has always been a community driven process. As we prepare to move forward with installation of on-forest and neighborhood flood mitigation measures, it is important to acknowledge that none of these efforts would have been possible without support and interest of property owners like you. Although the next few months will be challenging for us all, I have no doubt that the reduction of flood threats along the Brandis/Thames Flood Corridor will be of lasting benefit to you and your neighborhood.

If you have any questions about this project, then please call the Flood Hotline at (928) 679-8390 or email staff at schultzmitigation@coconino.az.gov. The County appreciates your cooperation, and thanks you again for your support of flood mitigation in the Schultz Flood area.

Sincerely,



Elizabeth "Liz" Archuleta
Chairwoman, Coconino County Board of Supervisors
District 2 Supervisor